



State of Hawaii

**CONSOLIDATED PLAN
ACTION PLAN**

**For Program Year 2003
(July 1, 2003 - June 30, 2004)**

(Concentrating on the Counties of Hawaii, Kauai, and Maui)

February 28, 2003

Prepared by:
Housing and Community Development Corporation of Hawaii
677 Queen Street, Suite 300
Honolulu, Hawaii 96813



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**STATE OF HAWAII
CONSOLIDATED ACTION PLAN
FOR FY 2003-2004**

EXECUTIVE SUMMARY

The State of Hawaii's 2003 Action Plan presents a strategy for the investment of approximately \$3,520,000 in HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) funds to address the affordable and supportive housing needs of low and moderate-income households in the non-entitlement counties of Hawaii, Kauai, and Maui.

HOME. The State anticipates receiving \$3,167,000 in HOME funds for 2003. \$1,025,600 will be allocated to each of the Counties of Hawaii, Kauai, and Maui. Additionally, the County of Kauai anticipates receiving \$356,676 in HOME program income. The Counties of Hawaii and Maui do not anticipate receiving any HOME program income during the year.

Through a request for proposals process, the counties have identified various projects to address the priority needs and objectives identified in the State's Consolidated Plan.

Proposed HOME Program Activities	
County of Hawaii	
Construction of 32 senior housing units in Kamuela, Hawaii	\$950,100
Administrative expenses for HOME eligible activities - OHCD	75,500
Subtotal Hawaii	\$1,025,600
County of Kauai	
Construction of 20 rental units for low income households at Kalepa Village, Phase 2C, in Hanamaulu, Kauai	\$791,750
Administrative expenses for HOME eligible activities	75,500
Subtotal Kauai	\$867,250*
County of Maui	
Construction of 40 senior housing units in Kahului, Maui	\$791,750
Administrative expenses for HOME eligible activities	75,500
Subtotal Maui	\$867,250*
HCDCH	
Administrative fees	\$90,200

*Balance of 2003 HOME program funds set-aside for the counties of Kauai and Maui are yet to be determined.

ESG. The State anticipates receiving \$177,000 in ESG funds for 2003. As a result of a competitive proposal process, the State proposes to provide funding to a number of homeless provider agencies in the Counties of Hawaii, Kauai, and Maui.

County of Hawaii	
East Hawaii Coalition for the Homeless, East Hawaii <i>Operational and essential service expense for 52 emergency units (persons)</i>	\$
East Hawaii Coalition for the Homeless, Lower Puna <i>Operational and prevention expense for outreach/community resource center (persons)</i>	
Child & Family Service, East Hawaii <i>Operational and essential service expense for abuse shelter (persons)</i>	
Turning Point for Families, West Hawaii <i>Operational and essential service expense for abuse shelter (persons)</i>	
Subtotal Hawaii	\$
County of Kauai	
YWCA of Kauai - Family Violence Shelter <i>Operational expense for abuse shelter(persons)</i>	\$
Subtotal Kauai	\$
County of Maui	
Maui Economic Concerns of the Community, County of Maui <i>Operational expense for 42 emergency shelter units (persons)</i>	\$
Women Helping Women, County of Maui <i>Operational, essential service, and prevention expense for abuse shelter (persons)</i>	
Subtotal Maui	\$
HCDCH Administrative fees	\$5,000
TOTAL	\$177,000

HOPWA. The State anticipates receiving \$176,000 in HOPWA funds for 2003. As a result of a competitive proposal process, the State proposes to provide the Maui Aids Foundation with \$____ to provide the following services: tenant-based rental assistance, non-rental assistance, housing information services, resource identification, and supportive services. Maui AIDS will work in collaboration with the primary AIDS service organizations located on Maui, Hawaii, and Kauai, through the Neighbor Island HIV/AIDS Coalition (Big Island AIDS Project, West Hawaii AIDS Foundation, Malama Pono – Kauai AIDS Project, and Maui AIDS Foundation). The remaining \$4,800 in HOPWA funds will be retained by the HCDCH for administrative expenses. It is estimated that approximately 16 persons will receive rental assistance and 311 persons will receive support services.

OVERVIEW

The State Consolidated Plan is a five-year strategy which provides the background, direction, and a plan for how the State of Hawaii intends to administer the HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) programs to assist in meeting the housing needs of Hawaii's citizens. The State Consolidated Plan focuses on the non-entitlement Counties of Hawaii, Kauai, and Maui.

1. GENERAL

The Housing and Community Development Corporation of Hawaii (HCDCH) is responsible for completion of the State's Consolidated Plan. Development of the Plan involves consultation with government housing agencies; working group meetings with public and private service providers; public hearings to solicit input on housing needs and the draft Plan; and the publication of notices in a newspaper of general circulation to solicit public comments on the draft Plan. Notes from the public workshops/meetings to solicit input on housing needs, as well as comments from the public hearing on the draft Plan are included in Appendix D

2. HOUSING AND HOMELESS NEEDS ASSESSMENT

The largest categories of housing need are for units affordable to households earning below 50% and from 50-80% of the median income. Of the 28,640 housing units that are estimated to be needed by the year 2004, approximately 11,390 (or nearly 40%) of the units are needed by households in the previously identified groups. These income groups also exhibit the highest incidence of housing problems including cost burden, residence in substandard units, and overcrowding.

There are also non-homeless special needs populations that are in need of affordable housing. These populations are comprised of the elderly, frail elderly, persons with mental illness, persons with developmental or physical disabilities, persons with AIDS and related diseases, and the youth.

In August 1999, a point-in-time count revealed there were 3,171 homeless persons statewide, which is considered to be the "tip of the iceberg". There were also 76,635 "hidden homeless" persons (those who rely on public assistance or on their relatives and friends) and 206,924 "at-risk homeless" persons (those who could become homeless in less than 3 months if they lost their primary source of income).

From July 2000 through June 2001, 12,923 unduplicated homeless persons received shelter and/or services through the contracted service providers of the State Homeless Programs Branch. This number does not reflect those homeless who did not receive shelter or service.

3. HOUSING MARKET ANALYSIS

The overall housing market is improving. From 1992 to 1997, the state's homeownership rate increased from 51.9% to 57.9%; the number of families that are doubling up decreased by 12%; and the number of households that reside in overcrowded conditions decreased by 54%.

The real estate market has also improved since 1997. With surging resale activity over the past several years and low levels of new construction activity, real estate experts forecast a lack of available inventory. Consequently, prices for single family homes and condominium units are expected to increase on all islands.

The need for rental housing affordable to lower income groups is substantial. Based on the findings from the Housing Policy Study 1997 Update, nearly 11,000 affordable rental units are estimated to be needed statewide over the next 5 years. Additionally, the statewide need for affordable homeownership opportunities remains strong. Over the next 5 years, approximately 7,800 units affordable to households earning 80% to 120% of the area median are estimated to be needed statewide.

4. FIVE-YEAR STRATEGIC PLAN

The general statewide priorities for assisting very low, low and moderate-income households are as follows:

- Increase the development of long-term affordable rental projects statewide.
- Provide increased financial and other types of assistance to needy households.
- Preserve and revitalize existing affordable housing.
- Provide increased opportunities for first-time homebuyers.
- Provide a continuum of housing and support services for homeless persons and families to enable them to achieve greater independence and stability.
- Provide housing and support services for persons with special needs.

The affordable housing strategies for 2000-2004 are summarized as follows:

Target group	Objective	HOME fund allocation	Measures of effectiveness*	2000-2004
Extremely low, low and moderate income	Increase supply of affordable rental units Provide rental assistance	37% of HOME	# of affordable rental units # of eligible households receiving rental assistance	105 units 300 households
Non-homeless special needs	Increase supply of supportive housing	15% of HOME	# of units	50 units
First-time homebuyers	Increase supply of affordable for-sale units	33% of HOME	# of units	110 units
Existing affordable housing stock	Rehabilitation activities	5% of HOME	# of units	30 units

*Subject to change. Reflects an estimated amount based on the Counties of Kauai, Maui and Hawaii's (the "Counties") prior and proposed HOME Program activities. As the HCDCH allows the Counties to utilize their HOME funds to address their specific housing needs, and the general statewide priorities include all of HOME eligible activities, the Counties have the flexibility to carry out a variety of HOME activities with their annual HOME fund allocations causing the number of units and/or families assisted to change annually.

2000-2004 homeless strategies will provide a continuum of care as follows:

Target population	Strategy	ESG fund allocation	Measures of effectiveness*	2000-2004
Unsheltered homeless	Outreach vans and personnel	20% of ESG	Assistance to unsheltered persons	1,900
Sheltered Homeless	Supportive services in emergency and transitional shelters	80% of ESG	Number transitioning to permanent housing	5,000

*Double counting may have occurred

Strategies to assist persons with HIV/AIDS and persons who are not homeless but require supportive housing for 2000-2004 are as follows:

Target population	Strategy	HOPWA fund allocation	Measures of effectiveness	2000-2004
Persons with HIV/AIDS	Tenant based rental assistance for persons living on the neighbor islands.	70% of HOPWA	Assistance to persons with HIV/AIDS	18
Persons with HIV/AIDS	Housing information and support services for persons living on the neighbor islands.	30% of HOPWA	Assistance to persons with HIV/AIDS	360

In efforts to further develop an assessment of the housing and support services needs of persons living with HIV/AIDS and their families in Hawaii, the HCDCH and AIDS Housing of Washington (AHW, which is retained by the U.S. Department of Housing and Urban Development) co-sponsored a conference on April 30 and May 1, 2002. The conference provided AIDS-service related organizations in the private and government sectors statewide the opportunity to update the Strategic Plan described above. Subsequently, the group ("Hawaii AIDS Housing Coalition") has continued to meet on a quarterly basis and on May 12, 2003, conducted another intensive workshop and training with AHW. A work plan of critical issues and long and short-term projects has been identified.

5. ACTION PLAN

The Action Plan identifies the resources and programs available within the State, method of distributing the HOME Investment Partnership (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) funds, and program requirements. The Action Plan also describes activities to be undertaken during the year relating to homeless and other special populations, affordable housing, lead-based paint hazards, reducing poverty, and other actions.

2003 ACTION PLAN

A. Form Application

Standard Form 424 and 424-M -- See Appendix A.

B. Resources

The following discussion describes the resources and programs expected to be available to the State from public (i.e., federal, state and local governments) and private sources (i.e., financial institutions and non-profit organizations) for use during the program year to address the priority needs and objectives identified in the Action Plan.

Federal Resources

HOME - The HOME Investment Partnerships program is intended to be a locally designed and administered program which: expands the supply of decent, safe, affordable, and sanitary housing, with primary attention to low-income rental housing; strengthens the abilities of state and local governments to design and implement affordable housing strategies; and provides both federal financing and technical assistance (including the development of model programs and approaches). The program is also intended to provide local jurisdictions with a source of funds which can be used to implement locally designed housing programs which best fit local needs. *Activity: Rehabilitation, new construction, rental assistance, home buyer assistance*

- HOME Matching Requirement: To satisfy the anticipated match for FY 2003, the counties have collectively banked approximately \$3 million in matching funds from HOME assisted projects as well as HOME match-eligible housing projects. The banked match includes State appropriated Capital Improvement Project funds, Federal Home Loan Bank loans, State general excise tax exemptions, interest foregone on State Rental Housing Trust Fund and Rental Assistance Revolving Fund loans, Rental Housing Trust Fund capacity building grant, sweat equity, state tax credits and Office of Hawaiian Affairs technical assistance grant as well as private funds. The actual amount of the match credit that will be generated by FY 2003 HOME funded projects is currently unknown.
- HOME Program Income: The County of Kauai anticipates receiving \$356,676 in HOME program income during the program year. The Counties of Hawaii and Maui do not anticipate receiving any program income during the program year.

Emergency Shelter Grants (ESG) - Emergency Shelter Grants may be used to renovate, rehabilitate, or convert buildings to be used as emergency shelters; to provide essential services (employment, health, drug abuse, or education); and to

provide maintenance, operation, insurance, utilities, and furnishings for these facilities. *Activity: Operations, essential services, and prevention*

- ESG Matching Requirement: To satisfy the anticipated matching funds requirement, the State of Hawaii will provide funds to agencies in the Counties of Hawaii, Maui, and Kauai by contracting for services under the State Homeless Shelter Stipend, Outreach, and Emergency Loans and Grants Programs.

HOPWA Program - The Housing Opportunities for Persons with AIDS (HOPWA) program is authorized by the AIDS Housing Opportunity Act (AHOA) and amended by the Housing and Community Development Act of 1992. The program is designed to provide States and localities with resources and incentives to devise long-term comprehensive strategies for meeting the housing needs of persons with acquired immunodeficiency syndrome (AIDS) or related diseases and their families. The program authorizes entitlement grants and competitively awarded grants for housing assistance and services.

Since the State qualifies for a formula allocation on behalf of the State's rural counties, the consolidated plan describes the planning process with care provider input. Moneys are available to sub-recipients on a competitive basis and are awarded based on applications submitted in response to a Request for Proposal (RFP) published in the daily newspapers. Jurisdictions that do not qualify for formula grants are eligible to apply for competitive grants for the development of comprehensive, long-term strategies to address HIV/AIDS and homelessness. Additionally, jurisdictions that do qualify for formula grants may also apply for competitive grants for programs that address needs that are unmet by formula grants. *Activities: Rental housing assistance, support services*

HOPE VI - Addresses public housing demolition, site revitalization, and replacement housing. Funds are awarded on a competitive basis and are available to public housing agencies that own or operate public housing units. The program will fund demolition, substantial rehabilitation, reconfiguration and/or replacement of severely distressed housing units, revitalization of the site, provision of replacement housing, management improvements, resident self-sufficiency programs, provision of tenant-based assistance and assistance to tenants displaced by demolition. HCDCH is applying for HOPE VI funds for the revitalization of the Kuhio Park Terrace public housing project located in Kalihi-Palama on Oahu. *Activity: Rehabilitation, new construction, rental assistance, supportive services*

CDBG Program - Community Development Block Grants are provided to carry out a wide range of community development activities directed toward neighborhood revitalization, economic development, and improved community facilities and services. *Activity: Rehabilitation, new construction*

Capital Fund - The Capital Fund Program was established by the Quality Housing and Work Responsibility Act of 1998. The Act amended section 9 of the U.S. Housing Act of 1937 to provide a “capital fund” for the purpose of making assistance available to public housing agencies to carry out capital and management activities. The Capital Fund Program is a block allocation of funds by formula to public housing agencies regardless of size. The money under this program is used by the agencies to raze, develop, modernize, and/or manage public housing units. *Activity: Rehabilitation, new construction*

Resident Opportunity and Self Sufficiency Program (ROSS) - These programs utilize HUD funds to address the needs of public housing residents by providing supportive services that will enable the linking of essential services to public housing residents, provide resident empowerment activities and assistance in becoming economically self-sufficient, provide resources to enhance independent living for the elderly and persons with disabilities, provide capacity building for resident organizations, and improve the overall quality of life for public housing residents. HCDCH intends to apply for ROSS funds for supportive services for Mayor Wright Homes and for ROSS Neighborhood Network funds for a computer training center at Kuhio Park Terrace and Kuhio Homes. *Activity: Supportive services*

Supportive Housing Program, 24 CFR Part 583 - The Supportive Housing Program is authorized by Title IV of the Stewart B. McKinney Homeless Assistance Act. The Supportive Housing Program is designed to promote the development of supportive housing and supportive services, including innovative approaches to assist homeless persons in the transition from homelessness, and to promote the provision of supportive housing to homeless persons to enable them to live as independently as possible. Additionally, the program includes safe haven projects which are designed to provide a safe residence for homeless persons with serious mental illness who are currently residing primarily in public or private places not designed for, or ordinarily used as a regular sleeping accommodation, and who have been unwilling or unable to participate in mental health or substance abuse treatment programs or to receive other supportive services.

Competitive grants are awarded based on applications submitted in response to a Notice of Funding Availability published in the Federal Register. All States, units of local government, and non-profit organizations are eligible to apply for competitive grants. *Activities: Acquisition, rehabilitation, new construction, supportive services, and operations*

Single Room Occupancy (SRO), 24 CFR Part 882 - The purpose of Section 8 Moderate Rehabilitation Program for Single Room Occupancy (SRO) Dwellings for Homeless Individuals is to provide rental assistance for homeless individuals in rehabilitated SRO housing. The Section 8 assistance is in the form of rental assistance payments. These payments equal the rent for the unit, including

utilities, minus the portion of the rent payable to the tenant under the U.S. Housing Act of 1937.

Competitive grants are awarded based on applications submitted in response to a Notice of Funding Availability published in the *Federal Register*. All States, units of local government, and non-profit organizations are eligible to apply for competitive grants to fund projects of national significance. *Activity: Rental assistance.*

Low Income Housing Tax Credits - The federal Low-Income Housing Tax Credit (LIHTC) Program provides \$1.75 in tax credits per capita per annum. This program enables developers to utilize the sale of tax credits as a source of equity financing for low-income rental housing projects. The State will be allocated \$2.1 million in federal tax credits for FY 2002. *Activity: New construction, acquisition, rehabilitation*

Section 8 Housing Choice Vouchers - The Section 8 Housing Choice Voucher Program is a federally-funded rent subsidy program. Eligible participants receive rent subsidies (in the form of Section 8 certificates or vouchers) to live in private sector housing units. *Activity: Rental assistance, homeownership for eligible first-time homebuyers*

Section 202 - Supportive Housing for the Elderly provides assistance to expand the supply of housing with supportive services for the elderly. *Activity: Rehabilitation, new construction*

Section 811 - Section 811 Supportive Housing for Persons with Disabilities Program provides funding to expand the supply of specially designed housing with supportive services for persons with disabilities. *Activity: New construction*

Permanent Housing for Persons with Disabilities - Grants to states on behalf of project sponsors, private nonprofit organizations or public housing authorities, to defray the cost of acquiring and/or rehabilitating existing buildings for permanent housing for up to eight homeless persons with disabilities; direct payments to fund a portion of annual operating costs and support services for up to five years. *Activity: Acquisition, rehabilitation*

Transitional Housing - Grants to public and private nonprofit entities to defray the cost of acquiring and/or rehabilitating existing buildings to house and provide supportive services to homeless persons; direct payment to fund a portion of annual operating costs, child care, employment assistance programs, and other supportive services for up to five years. *Activity: Acquisition, rehabilitation, support services*

Shelter Plus Care - The purpose of this program is to provide rental housing assistance in connection with supportive services funded from other sources to

homeless persons with disabilities, such as serious mental illness, chronic problems with alcohol, drugs, or both, or AIDS and related diseases. To the extent practicable, at least 50% of all funds are to be reserved for homeless individuals who are seriously mentally ill or have chronic alcohol or drug abuse problems. *Activity: Rental assistance*

Youthbuild - Youthbuild provides grants on a competitive basis to non-profit organizations to assist high-risk youth between the ages of 16-24 to learn housing construction job skills and to complete their high school education. Program participants enhance their skills as they construct and/or rehabilitate affordable housing for low- and moderate-income persons. *Activity: Rehabilitation, new construction, support services*

U.S. Department of Agriculture - Rural Development (formerly Farmers Home Administration) - USDA-RD Section 502 Single Family Home Ownership Program - provides eligible persons who will live in rural areas an opportunity to obtain adequate but modest, decent, safe, and sanitary dwellings and related facilities through the provision of guaranteed loans and low-interest rate mortgage financing. Loans are also available to participants in mutual self-help housing programs. *Activity: Homebuyer assistance*

USDA-RD Section 523 Technical Assistance Grants for Administering a Mutual Self-Help Housing Program - provides qualified public and private non-profit organizations with financing for effective programs of technical and supervisory assistance to help low-income families build homes in rural areas by self-help method. *Activity: New construction*

USDA-RD Section 504 Home Improvement Loans and Grants - provides improvement loans to people who may not need or cannot afford a new house, but need some work done on their present house to bring it up to minimum standards. Loans and grants are also provided to homeowners to remove health or safety hazards from their dwelling. Grants are made only to low-income elderly homeowners, 62 years or older. *Activity: Rehabilitation*

USDA-RD Section 515 Rural Rental Housing Program - provides loans for rental housing in rural areas for persons with very-low, low and moderate-incomes and for those age 62 and older. Loans are primarily made to build, purchase, or repair apartment-type housing, usually consisting of duplexes, garden-type, or similar multi-unit dwellings. The housing must be modest in size, design, and cost, but adequate to meet the tenant's needs. The program also provides rental assistance to extremely low-income tenants. *Activities: New construction, acquisition, rehabilitation, rental assistance*

USDA-RD Section 533 Housing Preservation Grants - provides public bodies and qualified non-profits with grants to conduct a housing preservation program

benefiting the extremely low- and low-income rural residents. *Activity: Rehabilitation*

Federal Home Loan Bank of Seattle (FHLB) is a private, wholesale bank serving lenders in the 12th District, which includes Alaska, Hawaii, Idaho, Montana, Oregon, Utah, Washington, Wyoming, and the Territory of Guam. The FHLB offers two specially-priced advance programs to member financial institutions that, in turn, are used to fund qualifying developments or home purchases.

- a. **Affordable Housing Program:** Under this program, FHLB sets aside 5% of its net income to assist qualifying programs to provide homeownership which is affordable to households earning 80% of the median income or below, at least 20% of which is affordable to households earning 50% of the median or below. *Activity: Homebuyer assistance*
- b. **Community Investment Fund:** Under this program, FHLB advances credit at its cost of funds to lenders to finance affordable housing and community development, including rental or owner housing affordable to households earning 115% of the area median income or below or commercial development in low- and moderate-income neighborhoods or that benefits low- and moderate-income households. *Activities: New construction, acquisition, rehabilitation, homebuyer assistance*

Private and Non-Federal Public Resources

- **Private Resources**

Financial institutions play an important role in the financing of affordable housing projects. Major activities being undertaken by private lenders include: (1) origination and servicing of Hula Mae mortgage loans for qualified first-time homebuyers; (2) servicing of State-funded low-interest loans for self-help housing projects; (3) formation and funding of a consortium of banks and savings and loan institutions to provide below-market interest rate loans to finance affordable rental projects (see Hawaii Community Reinvestment Corporation under non-profits below); and (4) participation in the financing of various affordable housing projects in compliance with the Community Reinvestment Act (CRA). Increased activity by the financial institutions is anticipated as a result of CRA requirements. *Activity: Acquisition, new construction, homebuyer assistance*

Private Funds such as private donations, in-lieu developers' fees, and private foundations are sources of private moneys which will be used to help finance the development of affordable housing. *Activity: Acquisition, rehabilitation, new construction*

Private lands - Private developers are playing an increasing role in the provision of affordable housing opportunities. Developers/landowners may dedicate

developable land to support the construction of affordable housing. Developers also set aside a portion of their newly-constructed housing units for affordable housing. *Activity: New construction*

The Hawaii Community Reinvestment Corporation (HCRC) is a private, non-profit entity with a purpose of providing financing and technical assistance to facilitate the development of affordable rental housing. Twenty-one Hawaii financial institutions came together in 1991 to create a committed partnership. (Due to bank consolidations, there are currently nine financial institutions.) HCRC is modeled after a similar, successful loan consortia in California. Its \$50 million loan pool is funded by its members, all of whom participate in each HCRC loan. Each loan is secured by a mortgage on the property being financed. Once in place, the loans have been sold on the secondary market to allow the funds to be recycled by HCRC in order to fund future projects. Recycling has allowed HCRC to loan \$76 million to date with its \$50 million loan pool.

The HCRC conducts quarterly seminars on a range of topics dealing with rental housing including financing options available, making application for tax credits and managing tax credit projects. HCRC also provides consulting services to assist developers to obtain funding via tax credit applications, Rental Housing Trust Fund applications, and Federal Home Loan Bank grants.

Additionally, the HCRC created a low-income housing tax credit equity fund, wherein HCRC will serve as the syndicator for developers who receive an allocation of low-income housing tax credits for projects located in the state. The Hawaii Affordable Housing Fund I and Fund II (Funds) have raised nearly \$40 million and a third fund is in organization. HCRC's subsidiary, the Hawaii Investors for Affordable Housing, Inc. is the general partner of the Funds and has the responsibility of seeking out tax credit projects which the Funds can purchase. The purchase price paid by the Funds represents cash equity to the developer to help fill the gap between the project cost and the supportable debt. *Activity: Acquisition, rehabilitation, new construction*

Private Foundations, such as the Harry and Jeannette Weinberg Foundation and the Consuelo Foundation provide grants to help finance affordable housing projects. *Activity: Acquisition, rehabilitation, new construction, rental assistance, homeless assistance, homeless prevention*

Faith-based Organizations have traditionally been on the cutting edge of the homeless issue. Today, all of the major homeless shelters statewide have roots in church based efforts: The Institute for Human Services and the Catholic Church. There are broader church strategies which include establishing eviction prevention funds, resettling families with temporary church housing, subsidizing rents and leases, and developing rental properties and housing for sale. The churches will continue to play a major role in housing the State's homeless.

Activity: Acquisition, rehabilitation, new construction, rental assistance, homeless assistance, homeless prevention

- Non-Federal Public Resources

State Low-Income Housing Tax Credits - The State allocates low income housing tax credits equivalent to 30% of the federal credit on an annual basis. Approximately \$600,000 is available each year in State credits. *Activity: Acquisition, rehabilitation, new construction*

State CIP Funds - Legislative appropriations for the development of State low-rent public housing projects serve to complement the Federal public housing program. State CIP funds are also appropriated for elderly housing, Department of Hawaiian Home Lands projects, and the acquisition and renovation and development of housing for SDMI clients. *Activity: Acquisition, rehabilitation, new construction*

State Grant-in-Aid Funds - Legislative appropriations for non-profit organizations to assist in various types of affordable housing programs. *Activity: Acquisition, rehabilitation, new construction*

State Rental Assistance Program encourages private sector participation in the development and preservation of rental housing projects. Rental subsidies averaging \$175 per month are committed to qualified projects (which set aside units affordable to households earning up to 80% of the area median income. The 1992 State Legislature amended this program to allow for other uses of the funds (see Rental Assistance Revolving Fund, below). A limitation was set as to the maximum commitments and contracts HCDCH could enter into, and this limit has been reached. Until the existing contracts expire or a new limit is passed by the Legislature, no new commitments will be made under this program. *Activity: Rental assistance*

Rental Housing Trust Fund was created by the State Legislature in 1992 to provide loans or grants for the development, pre-development, construction, acquisition, preservation, and substantial rehabilitation of rental housing. At least 50% of the units are to be set aside for persons and families with incomes at or below 60% of the median income at the time of admission. At least 10% of the units are to be set aside for persons and families with incomes at or below 30% of the median income at the time of admission. The remaining units must be for persons or families with incomes at or below 100% of the median income at the time of admission. Act 216, 1998 Session Laws of Hawaii, requires that 10% of the available units and 33.33% of the trust funds be allocated to projects for families with incomes at or below thirty percent of the area median income. *Activity: Acquisition, rehabilitation, new construction*

The Hula Mae Multi-Family Bond Program provides private developers/owners of rental housing with interim and permanent financing at below-market interest rates through the issuance of tax-exempt revenue bonds. To be eligible, the rental projects must reserve at least 20% of their units for tenants whose incomes are less than 50% of the area median income, or 40% of the units for tenants whose incomes are less than 60% of the area median. The developer/owner must agree to keep the project in compliance with these requirements for the term of the loan. *Activity: Acquisition, rehabilitation, new construction*

Hula Mae Single Family Mortgage Purchase Program. This program provides below-market interest rate mortgage loans for first-time homebuyers through the sale of tax-exempt revenue bonds. *Activity: Homebuyer assistance*

Exemption from the State's 4% general excise tax (GET) may be provided to qualified persons and firms involved with the design, construction, sale or lease of an eligible affordable housing project developed by or for the HCDCH, the counties, or other government entity. Rental income received on affordable units may also be exempted from the 4% GET. *Activity: New construction, rehabilitation*

Mortgage Credit Certificate Program. This program provides federal tax credits to eligible borrowers, making more income available both to qualify for a mortgage loan and make monthly payments. *Activity: Homebuyer assistance*

State Rent Supplement Program. This program is a State-funded program which provides participants with subsidies to live in private sector housing units. The subsidy is intended to provide supplemental rental assistance not to exceed \$160 per month per family. Criteria for participation include income limits (based on family size) and occupancy standards (based on family definition) which have been established by the State Legislature. Families may earn up to 50% of the median income. *Activity: Rental assistance*

State Homeless Shelter Stipend Program. The Stipend program assists provider agencies in paying for costs involved in providing shelter and services to eligible homeless families and individuals. The goal of the program is to assist and enable homeless people to obtain and retain permanent housing and to live as independently as possible. Approximately \$3.4 million is anticipated to be available for fiscal year 2003. *Activity: Homeless assistance*

State Homeless Outreach Program. This program makes available intake and referral services and other needed basic services to the unsheltered homeless who might not otherwise receive assistance. The goal of the Outreach program is to assist unsheltered homeless persons to progress toward a healthier, more stable living condition with the ultimate goal of permanent housing and self-sufficiency. Approximately \$1,600,000 is anticipated to be available for fiscal year 2002. *Activity: Homeless assistance*

State Homeless Emergency Loans and Grants Program. This program makes available to eligible homeless families and persons program assistance to prevent, avoid, or remedy homelessness and its associated dangers. The goals of the Grant Program include preventing at-risk homeless persons from becoming homeless, assisting homeless persons with housing, food, medical, first month's rent or rental deposit, and other types of expenses arising from emergency needs, and addressing the long-term stability of the participant. Approximately \$61,000 is anticipated to be available for fiscal year 2003. *Activity: Homeless assistance, homeless prevention*

State Department of Defense, Office of Veterans Service - provides advocacy services to assist homeless veterans to file claims and appeals for financial compensation and medical care. *Activity: Homeless assistance, support services*

County Funds are used to finance various housing projects, either singly or as a supplement to State and/or federal funding. *Activity: Acquisition, rehabilitation, new construction, homebuyer assistance, rental assistance, homeless assistance, homeless prevention*

C. Activities to be Undertaken in 2003 to Achieve Objectives

This section describes the HOME, ESG, and HOPWA funded activities for the program year to address the state's priorities. For more details on the proposed activities, please refer to the respective County Action Plans.

HOME Program Activities

The HCDCH proposes to distribute the State's \$3,167,000 HOME allocation equally among the Counties of Hawaii, Kauai, and Maui. The distribution of HOME funds will be used to address the priority needs and objectives identified in the State's Consolidated Plan. Priorities include those activities that expand and/or preserve the supply of safe, decent, and affordable rental housing, particularly rental housing for very low and low-income families. Priorities also include the provision of tenant-based rental assistance, new construction or acquisition and/or rehabilitation of housing for first-time homebuyers, and homeowner rehabilitation of existing properties.

HOME	Program	CHDO	Total
County of Hawaii*	\$867.250	\$158.350	\$1.025.600
County of Kauai*	867.250	158.350	1.025.600+
County of Maui*	867.250	158.350	1.025.600
HCDCH**	90.200	0	90.200
TOTAL:	\$2.691.950	\$475.050	\$3.167.000

*The Counties may utilize up to \$75,500 in administrative expenses.

**Reflects amount available to cover HCDCH's administrative costs.

+ Kauai anticipates receiving an additional \$356,676 in HOME program income.

Should a county choose not to administer their regular funds or CHDO set-aside, the funds may be administered by the HCDCH or reallocated to other counties.

Any HOME funds returned to the HCDCH (exclusive of the CHDO set-aside), whether declined, released or recaptured from the counties, will be placed in eligible projects in the following order of priority:

- Invested in an HCDCH project located throughout the State;
- Used by a State Recipient other than the one from which the funds are being released or recaptured from;
- Awarded through a competitive selection process, with preference given to projects located outside of Oahu; or
- Invested in a project located on Oahu jointly funded with the City & County of Honolulu.

Any CHDO set-aside funds returned to the HCDCH, whether declined, released or recaptured from the counties, will be either directly administered by the HCDCH or reallocated to a State Recipient for use in a CHDO eligible project (if available).

CHDO Activities

The State will meet the CHDO set-aside requirement based on the 2003 HOME activities proposed by the Counties of Hawaii, Kauai, and Maui (shown below).

County HOME Activities

The Counties of Hawaii, Kauai, and Maui requested project proposals. The Counties have proposed to undertake activities that address the following priority needs and objectives:

- Priority: Increase the development of long-term affordable rentals for small, large, elderly and other renter households.
Objective: Increase supply of affordable rental units.
Activity: Construct 20 rental units in Hanamaulu, Kauai

- Priority: Provide housing and support services for persons with special needs.
Objective: Increase supply of supportive housing.
Activities: Construct 32 senior units in Kamuela, Hawaii
and 40 senior units in Kahului, Maui

A summary of proposed HOME activities by County is shown in the table below.

Proposed HOME Program Activities	
County of Hawaii	
Construction of 32 senior housing units in Kamuela, Hawaii	\$950,100
Administrative expenses for HOME eligible activities - OHCD	75,500
Subtotal Hawaii	\$1,025,600
County of Kauai	
Construction of 20 rental units for low income households at Kalepa Village, Phase 2C, in Hanamaulu, Kauai	\$791,750
Administrative expenses for HOME eligible activities	75,500
Subtotal Kauai	\$867,250*
County of Maui	
Construction of 40 senior housing units in Kahului, Maui	\$791,750
Administrative expenses for HOME eligible activities	75,500
Subtotal Maui	\$867,250*
HCDCH	
Administrative fees	\$90,200

*Balance of 2003 HOME program funds set-aside for the counties of Kauai and Maui are yet to be determined.

ESG Program Activities

The State proposes to distribute the projected \$177,000 allocation of ESG funds to homeless providers in the Counties of Hawaii, Kauai, and Maui to address the priority needs of providing a continuum of housing and support services for sheltered homeless families, individuals and persons with special needs. The 2002 ESG funds will be used to meet the objective to provide operational and supportive services in emergency and abuse shelters, and an outreach resource center, that will assist approximately 3,513 individuals.

The proposed distribution of funds is based on the results of a request for proposals issued in October 2002 and approved by HCDCH on _____, 2003.

County of Hawaii	
East Hawaii Coalition for the Homeless, East Hawaii <i>Operational and essential service expenses for 52 emergency units</i> (persons)	\$
East Hawaii Coalition for the Homeless, Lower Puna <i>Operational and prevention expense for outreach/community resource center</i> (persons)	
Child & Family Service, East Hawaii <i>Operational and essential service expense for abuse shelter</i> (persons)	
Turning Point for Families, West Hawaii <i>Operational and essential service expense for abuse shelter</i> (persons)	
Subtotal Hawaii	\$
County of Kauai	
YWCA of Kauai - Family Violence Shelter <i>Operational expense for abuse shelter</i> (persons)	\$
Subtotal Kauai	\$
County of Maui	
Maui Economic Concerns of the Community, County of Maui <i>Operational expense for 42 emergency shelter units</i> (persons)	\$
Women Helping Women, County of Maui <i>Operational, essential service, and prevention expense for abuse shelter</i> (persons)	
Subtotal Maui	\$
HCDCH Administrative fees	\$5,000
TOTAL	\$177,000

HOPWA Program Activities

The State proposes to award \$___ of the projected \$176,000 allocation of HOPWA funds to the Maui AIDS Foundation to provide housing and support services for persons with HIV/AIDS in the Counties of Hawaii, Kauai, and Maui. Three percent or \$4,800 will be retained by the HCDCH for administrative fees. It is estimated that approximately 16 persons will receive rental assistance and 311 persons will receive support services.

Priority needs and objectives are as follows:

- Increase the availability of permanent housing rental assistance;
- Increase the availability of financial assistance for short-term rent, mortgage, utility and other payments; and

- Create or expand other housing opportunities, such as community residences or supportive services.

The scope of work includes providing the following:

- Tenant-based rental assistance - long-term rent subsidies for eligible individuals living in units that meet approved standards
- Non-rental assistance - short-term payments for rent, mortgage, or utilities to prevent homelessness
- Housing information services - counseling, information, referrals
- Resource identification - establish, coordinate, and develop housing assistance resources for eligible persons
- Supportive services including health, mental health, assessment, permanent housing placement, drug and alcohol abuse treatment and counseling, day care, personal assistance, nutritional services, intensive care when required, and assistance in gaining access to federal, state, and local government benefits and services for individuals with AIDS or related diseases.

D. Geographic Distribution

The State of Hawaii estimates that 100% of the 2003 HOME, ESG, and HOPWA funds it anticipates receiving will benefit low and moderate income persons in the State of Hawaii (and primarily the Counties of Hawaii, Kauai, and Maui) in accordance with each program's respective rules.

Although some projects and activities will benefit areas of minority concentration, the projects were not specifically targeted for that sole purpose. Instead, HOME, ESG, and HOPWA funds are allocated through a request for proposals process which evaluates projects and activities for program eligibility; the proposing agency's experience and capability, qualifications of personnel, proposed and past delivery of service; and the extent to which the project or activity addresses the State's priorities and objectives.

E. Homeless and Other Special Needs Activities

Activities to be undertaken during the program year to address:

Permanent housing needs of persons with HIV/AIDS and their families.

- Continue implementation of rental assistance programs, including Gregory House Program's Rent Subsidy Program that is funded by the State Department of Health, the Shelter Plus Care Program and Section 8 housing choice vouchers.
- Distribute HOPWA funds as described earlier to assist persons with HIV/AIDS and their families to obtain and retain permanent housing by providing rental assistance.

Short-term needs and supportive service needs of persons with HIV/AIDS and their families.

- Continue implementation of other programs which provide financial assistance for short-term needs, such as Ryan White CARE Act Program, the State Homeless Emergency Loans and Grants Program and FEMA.
- Continue implementation of other programs which provide supportive services, including case management, personal care and other services, through funding from the State Department of Health, Ryan White CARE Act and private sources.
- Distribute HOPWA funds as described earlier to assist persons with HIV/AIDS and their families with short-term supportive service needs.

Emergency shelter and transitional housing needs of homeless individuals and families

- Continue implementation of statewide homeless pilot projects with private sector incentives.
- Continue coordination of the Continuum of Care Super NOFA application to implement private sector initiatives to increase needed services and shelter space for the homeless.
- Continue implementation of emergency and transitional housing programs, such as the State Shelter Stipend Program and the Supportive Housing Program.
- Continue to distribute the ESG funds to homeless shelters in the counties of Hawaii, Kauai, and Maui.
- Increase the inventory of emergency and transitional shelter units with the following:
 - Continue support of a newly opened state-owned transitional/emergency shelters (41 units) for homeless families and individuals on Oahu (renovated with state funds and administered by HCDCH).
 - Open one state-leased 71-unit shelter for homeless singles with serious mental illness on Oahu in 2003 (renovated with state and County funds and administered by HCDCH).
 - Add 6-9 transitional homeless apartment units on Kauai in late 2003 (operated by Kauai Economic Opportunity, Inc.).
 - Facilitate the opening of a new emergency shelter, West Side Resource Center in West Maui (administered by Maui Economic Concerns of the

Community). The project received \$400,000 from the Supportive Housing Program. It is a newly constructed facility containing 42 dormitory beds for emergency housing and ten apartment units for long-term affordable rental housing, and it is expected to open in late 2003 or early 2004.

- Convert an apartment complex (15 beds) for transitional homeless shelter for HIV/AIDS persons on Oahu in mid-2003 (leased and operated by Gregory House Programs).
- Acquire and convert a former hotel to 14 transitional homeless apartment units and 14 affordable apartment rental units on the island of Hawaii (with \$400,000 Supportive Housing Program), with partial opening in mid-2003.
- Acquire a vacant care home facility on Kauai to use as an emergency shelter by the end of 2004, with community-wide effort.
- Purchase and renovate a 9-unit apartment complex on Maui by Mental Health Kokua for homeless persons with serious mental illness. The project (receiving \$350,000 from the Supportive Housing Program) will open in December 2003 and provide six beds for transitional homeless persons and six beds for permanent housing.

Enhance coordination between governments and homeless provider agencies to provide housing and social service to the homeless

- Facilitate the planning and coordination of resources to address the shortage of available shelter facilities.
- Continue to use ESG to fund the recently opened outreach/community resource center in lower Puna on the island of Hawaii. The center is operated by the East Hawaii Coalition for the Homeless and is a shared facility with various social service agencies. This center serves about 1,235 persons in the southern region of the island where services would otherwise be minimally accessible since there is no public transportation to get to downtown Hilo where the same services are offered.
- Continue to sponsor a statewide homeless forum during the National Hunger and Homeless Awareness Week (3rd week in November) to develop a coordinated strategy to address homelessness in Hawaii.
- Develop further the Homeless Policy Academy, which was initiated in April 2002. The collaboration initiates a resource sharing to address the needs of the chronically homeless in a coordinated fashion at the local level. Homelessness represents the very least productive environment in which to cope with mental illness and addiction. The Academy has adopted the

mission to plan and develop a more comprehensive and integrated system of housing and services for people who are chronically homeless to help them achieve their optimal level of health, safety and well being. The ultimate success of that mission requires the commitment and collaboration of all the counties, private sector providers, governmental departments, homeless persons, and people of Hawaii to develop and implement a strategic plan that will eliminate barriers and focus outcome-oriented coordinated care.

- Continue to support the Hawaii AIDS Housing Coalition, a coalition of AIDS service organization statewide, which works towards implementing a statewide strategic plan to provide affordable permanent housing opportunities to the HIV/AIDS population. This coalition was formed in May 2002, and has continued to meet on a quarterly basis. The HCDCH staff help facilitate the regular meetings by coordinating the meeting place, taking minutes, and implementing activities.
- Target additional shelters to participate in the Child and Adult Care Food Program (CACFP), a U. S. Department of Agriculture program. HCDCH staff assisted in initiating the homeless and abuse shelters' participation in this program. The Institute of Human Services, an emergency shelter on Oahu, obtains up to \$50,000 per year for cost reimbursement for meals served to resident children (ages 0-12). Turning Point for Families, an abuse shelter on the island of Hawaii, has started participation in this program as of January 2003 and expects a cost reimbursement of about \$20,000 per year. An emergency shelter on the island of Maui plans to implement this program in the near future. Other shelters are targeted to participate in this program by the end of 2003.

Prevention of low-income individuals and families with children from becoming homeless

- Provide at-risk persons with financial assistance through grant program to avert eviction and prevent low-income individuals and families with children (especially those below 30% of the median) from becoming homeless. The State Homeless Emergency Grant Program provides financial assistance for rent, utilities or other emergency needs to eligible individuals and families who are at-risk of becoming homeless. The Federal Emergency Management Agency's grant program assists at-risk persons with financial assistance for rent or food needs. Furthermore, the County of Maui provides agencies with grant funds for persons at-risk of becoming homeless.
- Facilitate the development and availability of affordable housing, including Section 8 housing choice vouchers.

Assist homeless persons to make the transition to permanent housing and independent living

- Facilitate case management services with the goal of independent living and identification and amelioration of barriers to economic independence.
- Continue implementation of other programs which provide financial assistance for short-term needs, such as rental deposits through the State Homeless Emergency Loans and Grants Program and FEMA.
- Assist in the creation of job training and life skills development to empower homeless persons.
- Senate Bill 870 of the 2003 State Legislature of Hawaii proposes to appropriate \$1 million for the HCDCH to enhance outreach for the chronically mentally ill. If passes into law, this will further the goals of the Homeless Policy Academy.

Address the special needs of persons who are not homeless

- Continue to seek funding and assistance for supportive services for the special needs population.
- Facilitate affordable, supportive housing environments for those with special needs.

F. Other Actions

Actions to be undertaken during the program year addressing obstacles to:

Meeting the under served needs

The State will support applications for funding by private agencies who are eligible applicants for proposed actions that are consistent with the Consolidated Plan. The State will provide technical assistance to private nonprofits when appropriate. Where possible and appropriate, federal funds will be leveraged with private, county and state funds to support affordable housing projects. The State will continue collaboration with private providers, other government agencies, and the homeless to leverage resources and more efficiently address underserved needs. Finally, the State will facilitate an update on the 1999 Homeless Needs Assessment in August 2003 which will include an updated point-in-time count on the State's homeless population.

The State is investigating initiating a homeless drop-in center in downtown Honolulu to provide a safe, service-rich destination for homeless persons to

bathe, receive mail, rest and receive other services outside of a shelter environment.

The HCDCH works with private providers to design appropriate programs to respond to homelessness. The collaboration requires participation in local level provider meetings; facilitation of coordinating councils for homeless with special needs; receptiveness to changing existing programs to increase effectiveness; researching national trends and best practices; and pursuing outside funding opportunities to leverage state dollars.

A key to developing programs in collaboration with private providers is a clear understanding of Hawaii's Continuum of Care network and knowledge of the services available within the network. The provider agencies are partners not only with the State and the Counties, but with each other.

Foster and maintain affordable housing (including coordination of LIHTC with the development of affordable housing)

The State will continue to offer incentives for the non-profit and for-profit entities to develop affordable housing including low income housing tax credits, and low interest interim and gap equity loans. HCDCH will continue to ensure that the organizations are aware of the benefits of the various state programs and how equity may be obtained for affordable rentals.

Remove barriers to affordable housing

The HCDCH will endorse impact fees as a valid way of paying for off-site infrastructure. Act 282, SLH 1992, enables counties to adopt impact fees provided that impact fees are assessed on the basis of "proportionate share" and "rational nexus". The HCDCH will continue discussion of "Who pays?" for infrastructure and support county efforts to enact ordinances authorizing community facilities special tax districts as a means of financing capital improvement within the county.

The State and counties will continue to seek waivers from onerous development codes and standards for affordable housing projects pursuant to Chapter 201G, HRS.

The HCDCH does not propose to take any action or reform steps in respect to Mini Davis-Bacon requirements.

Evaluate and reduce lead-based paint hazards

The HCDCH will abate lead-based paint as part of the scheduled modernization of public housing projects. The HCDCH will also request an increase in the State budget ceiling for lead-based paint abatement for teacher housing.

Reduce the number of poverty level families

The State's strategy to reduce the number of poverty level families is to 1) meet basic subsistence requirements for those in need; 2) strengthen and preserve families; and 3) self-empowerment. The Department of Human Services will continue to provide family support services to assist families and individuals to reach self-sufficiency and economic independence on their own.

Develop institutional structure

The HCDCH will develop a new database to help providers produce reports required under their various funding streams as well as enable them to better track their clients. Understanding the needs and the changing demographics of the homeless is key to effective program development, contract management and shelter development. The HCDCH maintains a database which tracks the unduplicated count of homeless served by the State programs and their demographics. Reports on uses of tax dollars and results achieved are integral to continued funding. With the old software, the State was tied to quarterly reports, whereas the new software will be able to generate data daily and allow for better tracking of service utilization and outcome measures.

To increase nonprofit capacity, HCDCH will continue to offer or participate in technical assistance workshops.

The State will also continue to provide capacity building grants to eligible non-profits from the Rental Housing Trust Fund. Funds may be used for eligible costs including administrative costs and salaries, rent, technical assistance, technical training, consultant fees, attorneys fees and other costs associated with drafting articles of incorporation, bylaws, and other legal documents, and reimbursement of costs to obtain tax exempt status under sections 501(c)(2), (3), and (4) of the Internal Revenue Code of 1986, as amended.

The State will also continue to work with private nonprofit and for-profit developers to facilitate the development of affordable housing rather than taking on the role of the developer.

The HCDCH will continue to participate in public/private forums to create and improve linkages with those involved in the housing arena.

Enhance coordination between public and private housing and social service agencies

The HCDCH will continue to participate in monthly meetings with the federal state, and county housing agencies to discuss common issues and seek additional resources.

The State will continue to sponsor a statewide homeless forum to develop a coordinated strategy to address homelessness in Hawaii.

The HCDCH has started construction on the Ka Hale O Kamehaikana Resource Center located at Kuhio Park Terrace on Oahu. The center will house State and nonprofit entities that will provide educational, economic, and supportive services for residents of KPT and the surrounding community.

In 1997, the State coordinated a single grant application for the Continuum of Care Super NOFA on behalf of the rural counties. Since then, in each successive year, rural county homeless providers have been awarded project funds for new programs to serve the homeless. The State will continue to encourage and coordinate efforts to partner with HUD in starting up new programs to address gaps in the State's Continuum of Care.

Foster public housing improvements and resident initiatives

HCDCH will continue to develop partnerships with residents, private agencies, and other public organizations to enhance the quality of life for public housing residents. Ongoing efforts include assisting public housing residents to form resident councils, administering a Family Self-Sufficiency program, operating the Family Investment Center, sponsoring economic self-sufficiency training, complying with the requirements of section 3, forming voluntary tenant patrols and neighborhood watches, funding elderly case management and congregate activities and youth services, and implementing the section 8 Homeownership Option Program. The HCDCH intends to apply for a ROSS Neighborhood Networks grant to establish an accredited computer training academy at the Kuhio Park Terrace Resource Center and for a ROSS grant to enhance supportive services and economic self-sufficiency activities at Mayor Wright Homes.

Affirmatively Furthering Fair Housing

The Fair Housing Officers of the State and the Counties of Honolulu, Hawaii, Kauai and Maui will focus resources in educating groups who were identified as being in particular need of extended education and/or training in the fair housing laws as required in 24 CFR §91.325 (a) (1) and 24 CFR §91.225 (a) (1) and 24 CFR 570.287 (b).

As identified in the Analysis of Impediments to Fair Housing (AI), completed in November of 1996, it was concluded "ignorance of the law continues to be connected directly to the lack of education and the abilities to present programs, source materials and enforcement results to all "parties". Among the public sector, the education process was identified as most needed.

For fiscal year 2003-2004, the State of Hawaii will:

1. Participate in regular monthly meetings with other Fair Housing Officers from other jurisdictions, the Hawaii Civil Rights Commission, and other Fair Housing organizations.

2. Conduct free Fair Housing training sessions in all counties designed for landlords, resident/property managers and staff, and AOA board members.
3. Conduct outreach to non-English speaking immigrants on the fair housing law by partnering with the Legal Aid Society of Hawaii and the Hawaii Civil Rights Commission.
4. Continue to assist the general public in answering questions, providing information and/or referring the complainant to the proper agency for investigation and/or enforcement action.
5. Continue to investigate internal complaints filed by residents alleging a violation of the Fair Housing Act.
6. Continue to work with staff to address programmatic issues that are subjected to compliance with the Fair Housing Act.

G. Program-Specific Requirements

HOME Investment Partnership

1. Affirmative Marketing

The HOME Program is administered by the Housing and Community Development Corporation of Hawaii (HCDCH) in accordance with the affirmative marketing requirements and the Minority Business Enterprises and Women's Business Enterprises requirements set forth in 24 CFR 92.351 and 92.350. Counties that are awarded funds as state recipients will be obligated to certify their compliance with an affirmative marketing plan and will be responsible for enforcing compliance with regard to participants in their programs. The HCDCH will monitor State and county HOME Program activities to ensure the implementation of program requirements.

All other agencies funded under the HOME Program, except PHAs, must agree to comply with the procedures required by the regulations. Owners of properties with 5 or more housing units must take actions to attract eligible persons from all racial, ethnic and gender groups and must comply with the following affirmative marketing procedures:

- a. Methods for informing the public about Federal fair housing laws and the HCDCH's affirmative marketing procedures.
The HCDCH will provide all state recipients, subrecipients and grantees with a copy of its written affirmative marketing procedures and information with regard to fair housing laws.

All notices, advertisements, and communications shall include the Equal Housing Opportunity logo/slogan.

- b. Requirements and practices which state recipients, subrecipients and grantees must follow in order to carry out the HCDCH's affirmative marketing procedures and requirements include the use of commercial media, community contacts, the use of the Equal Housing Opportunity logo/slogan, and displaying the Fair Housing poster.
- c. Procedures to be used by the HCDCH and each community housing development organization to inform and solicit applications from persons in the housing market area that are not likely to apply for the housing without special outreach.

In order to solicit applications from those least likely to apply, owners of projects of 5 or more units participating in the HOME Program shall send letters to community-based housing organizations and fair housing organizations. The letter shall state the owners' fair housing policy and encourage minority households to apply.

- d. Recordkeeping
Owners of 5 or more units, which receive HOME assistance, shall report occupancy on a monthly report form until all units are occupied in accordance with the HOME requirements. Thereafter, during the period of affordability, all owners must file an annual report on a form developed by the HCDCH certifying the name, age, income, rent, unit number, race and ethnicity of occupants. Owners will also be required to document efforts taken to affirmatively market units and records of the results of these actions.
- e. Assessment
On an annual basis, the HCDCH will require reports from all state recipients, subrecipients and grantees. These reports will be used to create an annual report on the State HOME Program which will be available to the public for review. Changes which appear necessary to more effectively implement the affirmative marketing procedures will be incorporated into the State's Consolidated Plan to HUD for funding for the following fiscal year. Funding and continued participation in the HOME Program will be conditioned on compliance with the affirmative marketing requirements.
- f. Adoption of Affirmative Marketing Procedures and Requirements

Each County receiving a distribution of the State's HOME Program funds as a state recipient must adopt affirmative marketing procedures and requirements which meet the requirements set forth in 24 CFR 92.351 paragraphs (a) and (b).

2. Minority and Women Business Outreach Program

The HCDCH will take necessary affirmative steps to assure that minority and women's business enterprises (MBEs and WBEs) are utilized under the State's HOME Program. The outreach efforts are currently implemented by the HOME staff with the oversight of the HCDCH Executive Director. In an effort to encourage the use of MBEs and WBEs in connection with HOME-funded activities, the HCDCH has provided the Counties of Hawaii, Kauai and Maui as State Recipients under the State's HOME Program the opportunity to either develop its own MBEs/WBEs Outreach Program or adhere to the State's MBEs/WBEs Outreach Program as follows:

All solicitations for the procurement of services and property by the state recipient, subrecipients or other entities receiving funding under the HOME Program are required to include outreach efforts to the MBEs and WBEs (such as utilization of the most recent State of Hawaii's Department of Transportation Disadvantaged Business Enterprise Directory).

All public notices of bids solicitation and requests for proposals shall include a statement that encourages participation by MBEs and WBEs.

State recipients, subrecipients and other entities receiving funding under the HOME Program will be required to report annually on the type and number of contracts awarded, the names and addresses of the firms awarded bids, the dollar value of all contracts awarded, the dollar value of contracts awarded to MBEs and WBEs, names and addresses of MBEs/WBEs who submitted bids but were not awarded contracts, and the method of implementing the outreach requirements.

3. Other Forms of Investment

The forms of assistance provided under the State's HOME Program will be consistent with 24 CFR §92.205 (b). No other forms of investments will be provided for this program year.

4. Guidelines for Resale

Homebuyers who are assisted through the State's HOME Program must comply with 24 CFR §92.254 in regards to the resale of the property. Purchase under these requirements is restricted to homebuyers with an

income at or below 80 percent of the area median. Housing must remain affordable for 5 to 15 years depending on the amount of HOME funds invested per unit. If the homebuyer retains title to the property for the full period of affordability, no resale/recapture provisions apply. Should the property be transferred during the period of affordability, the State must assure continued affordability in one of two ways: 1) sale of the property to another low-income buyer who will use it as their principal residence which will be accomplished in a manner that will allow the seller to receive a fair return on investment while ensuring that the unit will be affordable to the new purchaser, or 2) creation of another affordable housing unit through the recapture of the HOME assistance to the original buyer and investment of these funds in another HOME-eligible activity.

5. Resale/Recapture

For fiscal year 2003, the homebuyer programs will comply with the resale and recapture options detailed in 24 CFR §92.254. The HCDCH will submit any applicable modifications to the resale or recapture guidelines to HUD for review and approval.

6. Refinancing

Based on the Counties proposals for fiscal year 2003, it is not anticipated that HOME funds will be utilized to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds. Should this change, the HCDCH will submit the applicable refinancing guidelines required under 24 CFR §92.206(b) to HUD for review and approval.

7. On-Site Monitoring

The HCDCH will conduct site visits of the County's HOME Program to ensure compliance with 24 CFR §92.504(d). The visits may include, but are not limited to, a physical inspection of each HOME Program assisted project and interviews with property managers to determine compliance with HOME Program property standards, tenant income requirements, and affirmative marketing requirements. Pursuant to the State Recipient Agreement, the Counties are responsible for monitoring their respective County HOME Program assisted projects during project development and implementation, as well as during the appropriate period of affordability. The Counties are required to maintain documentation of its project monitoring for review by the HCDCH as part of the State monitoring of the County HOME Program.

The anticipated 2003 schedule of HOME Program rental inspections is shown below. These projects were selected for on-site monitoring pursuant to the required timeframes contained in 24 CFR §92.504(d).

1 st Quarter:	Paanau Village
2 nd Quarter:	None
3 rd Quarter:	Kekuilani Gardens

4th Quarter: Lihue Court
Kahookamamalu
Hualalai Elderly, Phase I
Hualalai Elderly, Phase II
Hale Makana O` Waiale

Emergency Shelter Grant Program

The State receives a formula allocation from HUD for ESG funds. The State will solicit requests for proposals from service providers within the three rural counties. When competing proposals are received from various service providers with equally high priority need, eligible proposals are measured for priority based on the agency's experience and capability, qualifications of personnel, proposed and past service delivery, and financial viability.

Allocation of the grant amounts are based on the applicant's ability to satisfy two funding criteria: 1) each rural county should receive a portion of the funds for emergency or abuse shelters, and outreach/prevention services; and 2) grant allocations are prioritized in a manner that supports the continuum of care for the homeless population in a particular rural county.

Two changes in the RFP in 2003 received approval from the HUD field office. One is that only homeless emergency and abuse shelters are eligible for funding; homeless transitional shelters will not be funded. The intent of this change is to reserve ESG funds for their primary purpose, to assist emergency shelters. Nearly all other federal grant programs exclude emergency shelter service.

Another change in the RFP is award of contracts for four years. An already funded ESG recipient must submit a work plan in years 2, 3, and 4, rather than a complete proposal. This change should reduce the work involved in submitting a formal and complete proposal.

Housing Opportunities for Persons with AIDS Program

The State receives a formula allocation from HUD for HOPWA funds. The State will solicit proposals from service providers within the three rural counties. Like ESG, the RFP has been changed in 2003 to accept a proposal from a HOPWA recipient once every four years.

APPENDIX A

Standard Forms

APPENDIX B

Proposed Projects

APPENDIX C

Certifications

APPENDIX D

Public Comments

Public Workshops/Meetings to Solicit Input on Housing Needs

In November 2002, public and private service providers were invited to participate in workshops to identify and prioritize the State's housing needs. Combined workshops and public hearings were held in November and December 2002.

Notices were published in the Garden Island (11/9/01), West Hawaii Today (11/13/01), Hawaii Tribune-Herald (11/16/01), Midweek (11/19/01), and Maui News (11/20/01) to inform the public that public hearings would be held in each county to solicit input on the housing needs to be considered in the Action Plan for 2002-2003.

Workshops/public hearings were held on the following dates and locations.

October 28, 2002, 6:00 p.m. in the Lihue Civic Center, Mo'ikeha Building, Meeting Room #2, Lihue, Kauai.

November 6, 2002, 10:00 a.m. in the County Council Room, Hilo, Hawaii.

November 7, 2002, at 10:30 a.m. at the Kealakehe Police Station Conference Room, Kona, Hawaii.

November 18, 10:00 a.m. in the HCDCH Queen Street Boardroom, Honolulu, Oahu.

November 13, 10:00 a.m. in the Kalana O Maui County Building, 6th Floor Conference Room, Wailuku, Maui.

Notes from the public meetings/workshops follow.

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2003-2004 Consolidated Plan Public Workshop

Monday, October 28, 2002, 6:00 p.m.

Lihue Civic Center, Mo'ikeha Building , Room 2

Lihue, Kauai

Attendees:

Stephanie Fernandes (KEO), MaBel Fujiuchi (KEO), LaVerne Bishop (Hale Opio Kauai), Cindy Duterte (), Gary Mackler and Jo Shimamoto (KCHA), Elaine Brown and Janice Takahashi (HCDCH)

The meeting was called to order at 6:10 p.m.

Workshop participants were briefed on the purpose, components, and timetable for the development of the one-year action plan. An overview of available CDBG, HOME, ESG and HOPWA funding was also provided.

Public comments:

1. Emergency housing is needed.
 - The Continuum of Care committee just completed its strategic plan and action plan. The priority is to establish an emergency shelter on Kauai.
 - Service providers have found that those moving from an unsheltered situation to transitional housing are not prepared to reside in such housing. The turnover has been high over the past 2 years.
 - As Kauai is the only county without an emergency shelter, ESG funds should be provided to Kauai for the next 2 years.
 - There clearly is a need for abuse shelters. However, because the State judiciary and human services provides funding for abuse shelters, the priority for limited ESG funds should be for emergency and transitional shelters for the homeless.
2. There is a need for affordable for sale housing.
 - There's been a transformation of the housing market. In a recent study, there no units listed for less than \$180,300. Only 14 units were listed at prices ranging from \$187,300 to \$220,000.
 - The county recommends that the State increase the purchase value limit under the HOME program in response to the tightening real estate market.
3. There is also a need for affordable rental housing.
 - The rental market is extremely tight. The fair market rents for all bedroom sizes increased significantly.
 - An additional 40 rental units will be built at Kalepa. While this will help the rental market in Lihue, it will not have countywide impacts.
 - The conversion of long-term rentals on the North Shore to vacation rentals is affecting the rental market.

4. The State should reconsider its RFP process. A four-year proposal cycle (where an agency's proposal can stand for 4 years) is problematic as it creates unfair competition. As it relates to the award of state outreach, grant, stipends, and emergency grants, HCDCH should consider funding commitments for more than one year to help agencies with planning and staffing.

The meeting adjourned at 7:15 p.m.

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2003-2004 Consolidated Plan Public Workshop

Wednesday, November 6, 2002, 10:00 a.m.

Hawaii County Council Room

Hilo, Hawaii

Attendees:

Steven Pavao (Boys & Girls Club), Brandee Cachola (Office of Social Ministries, Care A Van), Rhonda Nichols (Hawaii Foster Youth Coalition/Casey Family), Edward Ramos (), Lee Lord (Turning Point for Families), Keith Kato (Hawaii Island Community Development Corporation), Kirk Paulo (), Steve Bader (East Hawaii Coalition for the Homeless), Rodney Oshiro and Donald Ikeda (Legislative Auditor's office), Sharon Hirota, Leah Yanagi, Rex Jitchaku, Brian Ishimoto, Ed Taira (OHCD), Connie Kita and Janice Takahashi (HCDCH)

The meeting was called to order at 10:07 a.m.

Workshop participants were briefed on the purpose, components, and timetable for the development of the one-year action plan. An overview of available CDBG, HOME, ESG and HOPWA funding was also provided.

Public comments:

1. Emergency and supportive housing for the homeless is needed.
 - Priorities are an emergency/transitional shelter in West Hawaii that would also service persons from North and South Kohala, as well as supportive housing in East Hawaii.
2. There is a need for supportive housing and services for the youth (18-24 years).
 - Youth that are emancipated from foster care need more support as illustrated by the following statistics:
 - Nationally, 25% end up homeless.
 - In East Hawaii and Oahu, of the 35 youth that transitioned out of foster care programs: 20% were homeless in the last 12 months; 43% were at risk of becoming homeless; 24% had no health insurance; 74% had no drivers license
 - East Hawaii has the highest number of at-risk youth. The Boys and Girls Club of Hawaii served approximately 2,000 youth in 2002, of which 82% were low income.
 - In area of prevention, there's a need for sufficient wrap-around services.
 - For housing, there's a need for assistance with the first month's rent and security deposit.
 - Suggest that foster youth be classified as a "special need" group.
3. There is a need for affordable rental housing in general.

- From July 1 to October 31, 2002, the county issued 300 Section 8 vouchers. Only 100 leased up.
 - OHCD's Section 8 wait list exceeds 2,500.
 - There were only 8 apartments advertised for rent in Hilo.
 - The lack of affordable rental housing impacts emergency shelters since families are unable to transition out fast enough.
4. Women and children who are victims of domestic violence should be classified as a "special needs" group.

The meeting adjourned at 10:36 a.m.

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2003-2004 Consolidated Plan Public Workshop

Thursday, November 7, 2002, 10:30 a.m.

Hawaii County Services Room

Kona, Hawaii

Attendees:

Gretchen Lawson (Kona ARC/Kona Krafts), Harold Murata, Leah Yanagi, Rex Jitchaku, and Brian Ishimoto (OHCD), Connie Kita and Janice Takahashi (HCDCH)

The meeting was called to order at 10:30 a.m.

Workshop participants were briefed on the purpose, components, and timetable for the development of the one-year action plan. An overview of available CDBG, HOME, ESG and HOPWA funding was also provided.

Public comments:

1. There is a need for independent housing opportunities for persons with disabilities in Kona.
2. The population base between East and West Hawaii is now equal. However, people residing on the west side are underserved. Would like to bring ARC into the Kona area; say a 10 unit accessible apartment building that is closer to services.

The meeting adjourned at 10:50 a.m.

2003-2004 Consolidated Plan Public Workshop

Monday, November 18, 2002, 10:00 a.m.

HCDCH Board Room

Honolulu, Hawaii

Attendees:

Jim Dannemiller (SMS Research), Melissa Koito (Life Foundation), Gwen Palmer (Dept. of Health, Lead Poisoning project), Leslie Uyehara (Kalihi-Palama Health Center), Bill Hanrahan (Mental Health Kokua), Betty Lou Larson (Catholic Services for the Elderly), Claudia Shay (Self-Help Housing Corp. of Hawaii), Judy Crocket (Dept. of Health, Mental Health Division), Helen McKimball (Ohana Ola O Kahumana), Ken Akinaka (DASH), Darlene Hein (Affordable Housing and Homeless Alliance), Jimmy Lota, Paul Kobata, Gail Kaito, Pat Tompkins (City & County of Honolulu, Department of Community Services), Bob Freitas (Dept. of Hawaiian Home Lands), Michael Ullman, Lynn Maunakea (Institute for Human Services), Terry Brooks (Homeless Solutions), Glenn Ganigan (Volunteer Legal Services Hawaii), Gary Wiseman (Associated Builders and Contractors), Stephen Kawahara (Steadfast Housing), Eric Stoetzer, Jean Tanji (City & County of Honolulu, Department of Budget and Fiscal Services), Connie Kita, Janice Takahashi (HCDCH)

The meeting was called to order at 10:10 a.m.

Workshop participants were briefed on the purpose, components, and timetable for the development of the one-year action plan. An overview of available CDBG, HOME, ESG and HOPWA funding was also provided.

Public comments:

1. There is a need for more permanent rental housing units.
 - Many of the persons with severe mental illnesses fall into the extremely low income category and are unable to find affordable rental housing.
 - There are families on the wait list for the first time at the IHS emergency shelter. Families in transitional housing are having a difficult time finding permanent rentals to move into. We need more permanent rental housing to help families transition from homeless shelters.
 - Housing costs have increased substantially.
 - Persons with incomes less than 30% of median income are the most difficult to assist: fewest units available to this group and the greatest need.
2. There is a need for “wrap around” supportive services.
 - The vast majority of the homeless are disabled. They are dually diagnosed as having problems with mental illness and substance abuse.
 - Youth (young adults) coming out of foster care are becoming homeless.
 - In addition to providing support services in elderly projects, services should be made available in family projects. This should include counseling for at-risk homeless persons.
 - Prevention, not just emergency, services are needed.

3. There is an upsurge and backlog for emergency and transitional housing. We need another transitional housing facility for families (30-50 units) in urban Honolulu, and another transitional shelter for chronically mentally ill persons. The Waianae Community Outreach is seeing more homeless on the beaches. These families are older (in their 30s and 40s with teenagers) and a tougher bunch to assist because of substance abuse and teen pregnancies. At IHS, there's been an increase in single women.
4. HUD should allow nonprofits to apply for more than a year allocation of Section 202 funding.
5. We need a matrix of units that are needed to address the homeless population over 5 years. Included would be persons who are difficult to place (e.g., dual diagnosis), vacant units.
6. Households with Section 8 vouchers are having a difficult time in finding rental units, as many landlords do not accept Section 8 vouchers. It appears that landlords are screen out families with bad credit (many Section 8 voucher holders have bad credit). Perhaps we should provide housing counseling to help voucher holders to become better tenants.
7. 9-11 has exacerbated the housing crisis. Due to layoffs, it forced family units to stay together and now this is wearing thin. Those who were laid off have used up their resources and are now seeking assistance. Many have maxed out their unemployment benefits. Also, due to changes in welfare laws, more single parents are seeking assistance.
8. City housing programs should reinstate a preference for the homeless.
9. More funding is needed for the State Rent Supplement Program, as the list has a two and a half year wait due to funding cuts.

The meeting adjourned at 10:55 a.m.

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2003-2004 Consolidated Plan Public Workshop

Wednesday, November 13, 2002, 10:00 a.m.

Department of Planning Conference Room

Wailuku, Maui

Attendees:

Jeffrey Gale, Diane Kennedy (Hale Mahaolu), Tom Bellerive (Women Helping Women), Charles Riding (Maui Economic Concerns of the Community, Inc.), Wayde Oshiro (DHHC), Elaine Brown, Janice Takahashi (HCDCH)

The meeting was called to order at 10:35 a.m.

Workshop participants were briefed on the purpose, components, and timetable for the development of the one-year action plan. An overview of available CDBG, HOME, ESG and HOPWA funding was also provided.

Public comments:

1. Jeffrey Gale, an author, provided oral and written comments on the need to address homelessness in Hawaii (attached).
2. There is a need for affordable rental housing.
 - The rental market is going crazy on Maui. Yet the funding level for HOME, ESG, and HOPWA is low compared to the need.
 - The Hale Mahaolu program wait list is 2 years for a family and 1-1/2 years for elderly.

The meeting adjourned at 11:30 a.m.

PUBLIC COMMENTS ON DRAFT 2003-04 ACTION PLAN

On March 5, 2002, notices were published in the Honolulu Star Bulletin, Hawaii Tribune Herald, West Hawaii Today, the Garden Island, and the Maui News to inform the public that the draft Action Plan for 2003-2004 was available for review and comment. Copies of the draft plan were made available at the county housing agencies, the HCDCH Queen Street and School Street offices, regional libraries throughout the state, and on the HCDCH web site at <http://www.hcdch.hawaii.gov>. Copies of the notice and draft Plan were also mailed to those who attended the public workshops/meetings in November and December 2002.

A public hearing will be held on April 7, 2002 at 10:00 a.m. in the HCDCH Queen Street Boardroom.